

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

July 7, 2016



RP16-20: proposed Replat of Lots 1 and 2 in Block 1 of Nancy Whitlock Subdivision

SIZE AND LOCATION: 0.8073 acres of land adjoining the northeast side of the 1800 block of Nuches Lane between Primrose Street and Colson Road, located generally north of East State Highway 21

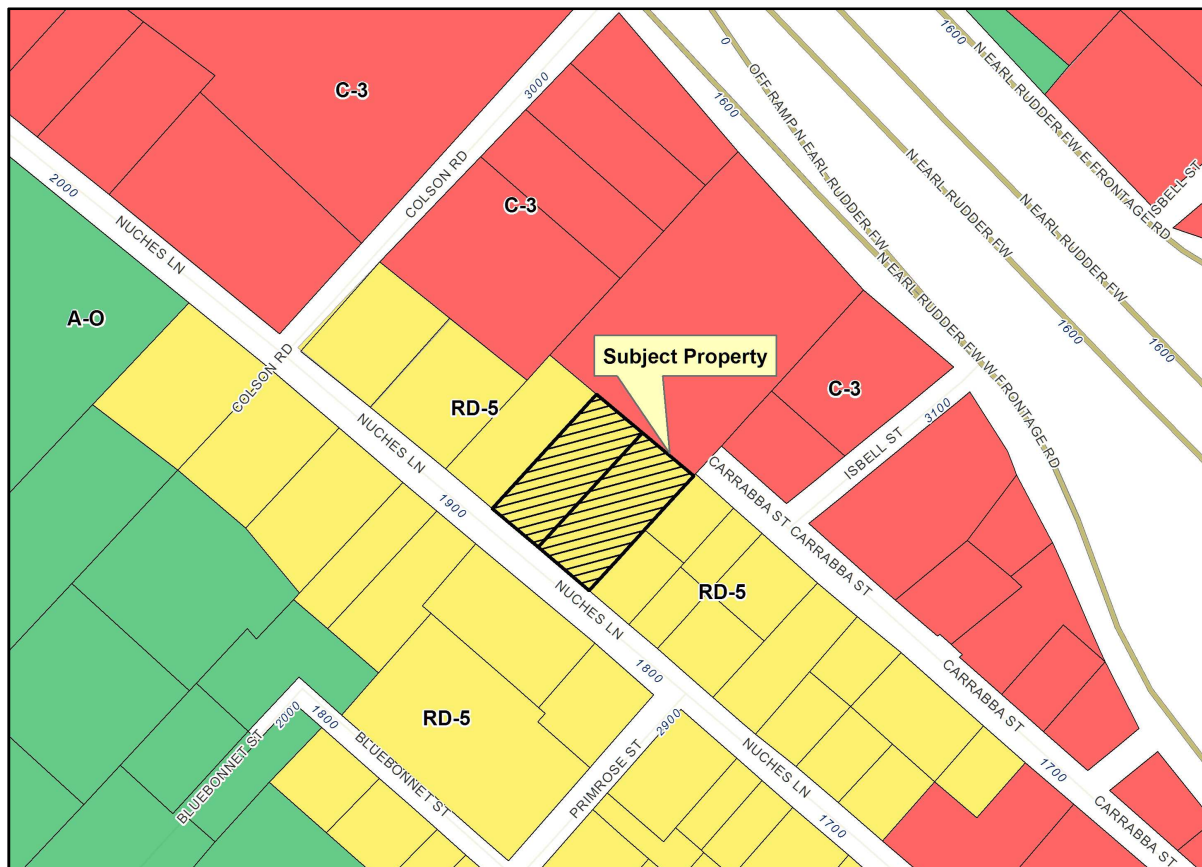
EXISTING LAND USE: one single-family home and vacant acreage

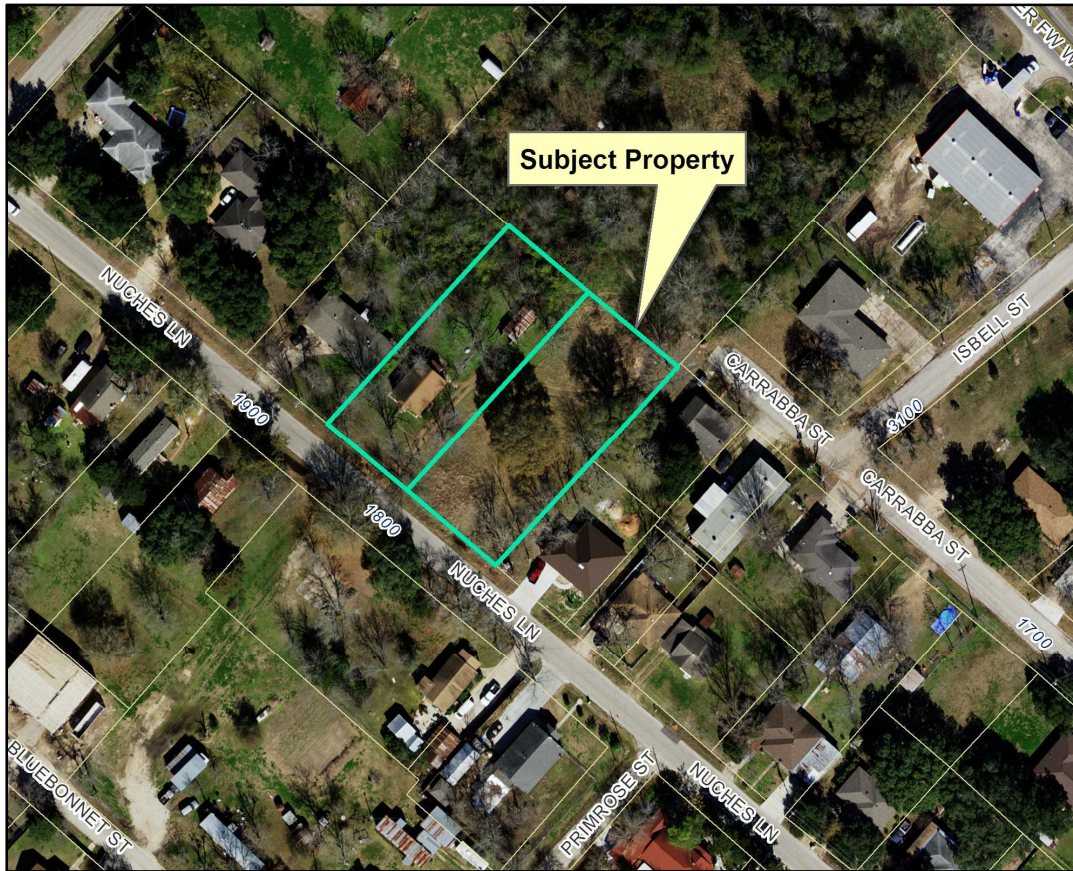
ZONING: Residential District – 5000 (RD-5)

APPLICANT(S): Robert L. and Ann M. Horton, and David Lott

AGENT: Christian A. Galindo, Galindo Engineers & Planners, Inc.

STAFF CONTACT: Matthew Hilgemeier, AICP, Staff Planner





BACKGROUND:

The subject property was originally platted in 1999, but has been in its current configuration since around 1956 when the residential structure located on Lot 2 was built.

The applicants, Robert and Ann Horton along with David Lott, are proposing to replat Lots 1 and 2 of Block 1 in the Nancy Whitlock Subdivision from 2 lots into 3 new lots, Lots 1A and 1B and Lot 2R. Each of the newly-created lots meets the minimum lot standards for properties zoned Residential District – 5,000 (RD-5). The purpose of the proposed replat is to take 10 feet of property from Lot 2 and include it into Lot 1 so that when replatted Lots 1A and 1B will meet the 50-foot minimum lot width standard required for property zoned RD-5.

The existing residential structure located on Lot 2 will remain on new Lot 2R. Lots 1A and 1B are proposed for development with new single-family homes. The site is serviced by an existing 6-inch public water line and 6-inch public sewer line located along Nuches Lane.

Payment of parkland dedication and development fees for one new lot (\$520.00) will be due prior to recording of this plat. Sidewalks were not required for this replat as Nuches Lane is not a curb and guttered street.

RECOMMENDATION:

The proposed replat meets all applicable standards and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.